



63 Chapel Fields Charterhouse Road

Godalming Surrey GU7 2BX

Asking Price: £252,500 Leasehold



- Easy Reach of Town Centre & Main Line Station
- Elevated Position with Views
- 17ft Living/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Undercover Parking
- Attractive Communal Gardens



A stylish two bedroom first floor apartment providing bright and well planned accommodation with its own underground parking space, forming part of the popular Chapel Fields development, set in attractive communal gardens and conveniently located within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as the main line station.





Main Line Station – 0.8 miles (Waterloo approx. 45/50 mins)

Godalming – 0.9 miles

Doctors – 1.1 miles Dentist – 0.9 miles

A3 – 2 miles M25 – 13.9 miles M3 – 13.5 miles

Council Tax Band - C Payable - £2,138.83 (2024/2025)

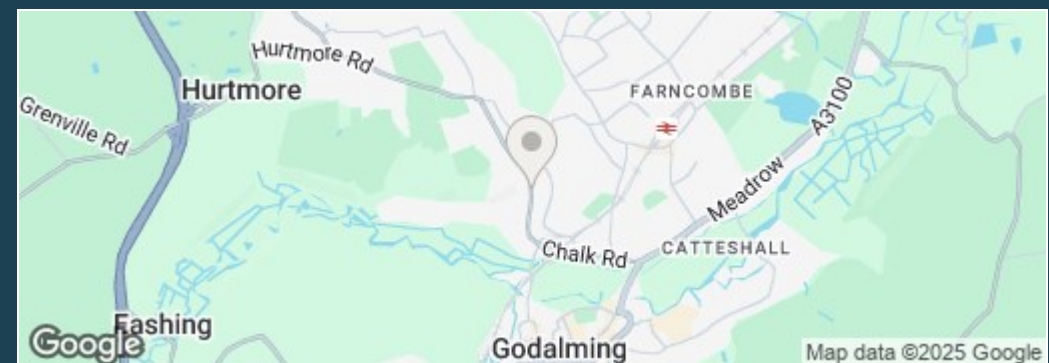
Energy Efficiency Rating - C

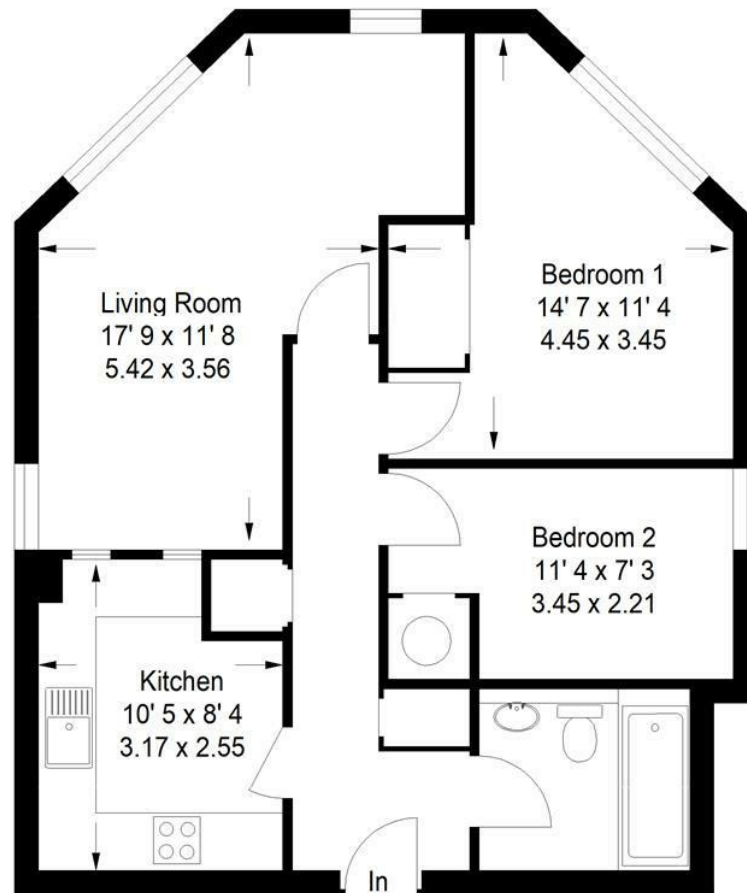
Leasehold 150 Years form 25/03/1981

Maintenance £1,970.59p Ground Rent £100



From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first left into Chalk Road passing under the railway bridge and on into Charterhouse Road. Continue for approx. half a mile and Chapel Fields will then be found on the left hand side. Turn into the development and Number 63 is in the block in front of you. Turn to your left and the entrance will be found at the rear.





**APPROX. GROSS
INTERNAL FLOOR AREA
624 SQFT / 58 SQM**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.



**Emery &
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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

